099.0	0004	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	676,500 /	676,500
					USE VALUE:	676,500 /	676,500
					ASSESSED:	676,500 /	676,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
227		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLAM GREGORY/LUEDKE CHRISTINA
Owner 2:	
Owner 3:	
Street 1:	227 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALIANDRO PAUL/ETAL -
Owner 2:	UEHLING BIRGIT -
Street 1:	227 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,657 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7657.000	221,100	600	454,800	676,500
Total Card	0.176	221,100	600	454,800	676,500
Total Parcel	0.176	221,100	600	454,800	676,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.60 | /Parcel: 385.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,100	600	7,657.	454,800	676,500	676,500	Year End Roll	12/18/2019
2019	101	FV	193,200	0	7,657.	454,800	648,000	648,000	Year End Roll	1/3/2019
2018	101	FV	193,200	0	7,657.	389,800	583,000	583,000	Year End Roll	12/20/2017
2017	101	FV	193,200	0	7,657.	363,800	557,000	557,000	Year End Roll	1/3/2017
2016	101	FV	193,200	0	7,657.	311,900	505,100	505,100	Year End	1/4/2016
2015	101	FV	181,200	0	7,657.	279,400	460,600	460,600	Year End Roll	12/11/2014
2014	101	FV	181,200	0	7,657.	258,600	439,800	439,800	Year End Roll	12/16/2013
2013	101	FV	181,200	0	7,657.	246,600	427,800	427,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8031

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALIANDRO PAUL/	33113-477		6/25/2001		400,000	No	No		
HUNTLEY GAVIN/E	25620-254		8/31/1995		209,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2017	1622	New Wind	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	BS	Barbara S
3/24/2009	Meas/Inspect	163	PATRIOT
9/8/2001	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
8/3/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7657		Sq. Ft.	Site		0	70.	0.85	4									454,798						454,800	

Total AC/HA: 0.17578 | Total SF/SM: 7657 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 454,798 | Spl Credit | Total: 454,800

User Acct

64548

GIS Ref

GIS Ref

Insp Date

10/05/18

!8031!

PRINT

Date	Time
12/10/20	22:37:20

LAST REV

Date	Time
07/25/19	09:32:10

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	64548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	74250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320367
Depreciation:	99314
Depreciated Total:	221053

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

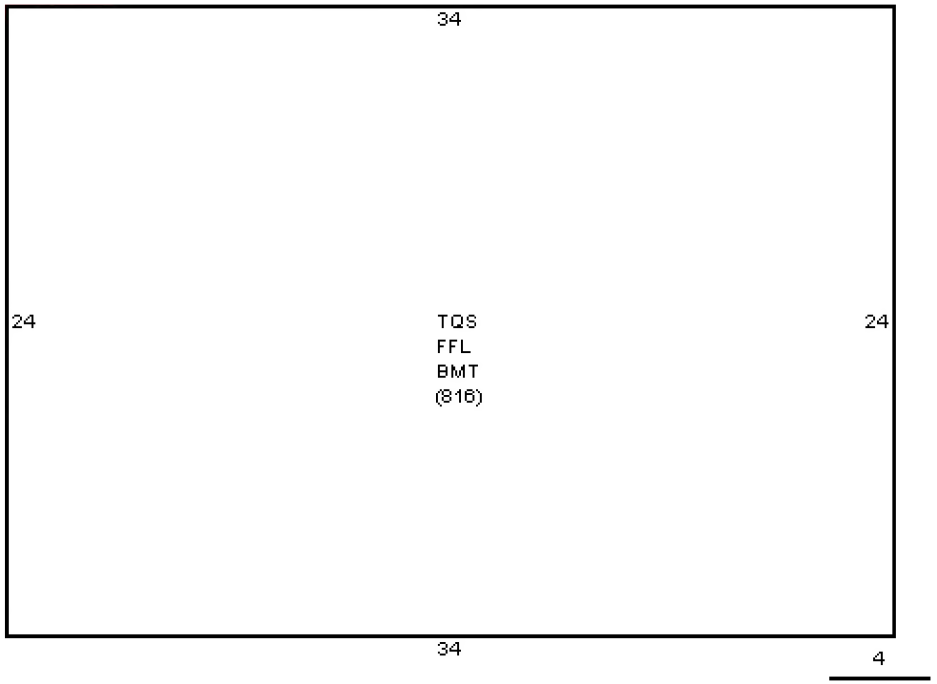
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	98.53
Final Total:	221100	Val/Su SzAd	154.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	53.580	43,718
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742

Net Sketched Area:	2,244		Total:	246,116	
Size Ad	1428	Gross Are	2448	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	FR	1990	4.20	T	29	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600